



RESIDENTIAL BOARD OF ADJUSTMENT

DECISIONS

Wednesday, September 19, 2012 1:30 PM 1000 Throckmorton City Council Chamber 2nd Floor – City Hall Fort Worth, Texas 76102

BOARD MEMBERS:

Paul Johnston	P
Ronald R. Shearer	P
Barbara Worthley	P
Jerry Tinkle, Chair	P
Gene Miers (Alternate)	P
Clifford (Carl) Logan, Vice Chair	P
Wade Chappell	P
Shirley Bryant	P
Victoria E. Bargas	A

- I. 12:30 P.M LUNCH/WORK SESSION Pre-Council Chamber
 - A. Review of Cases on Today's Agenda
- II. 1:30 P.M. PUBLIC HEARING Council Chamber
 - A. Approval of Minutes of the August 15, 2012 Hearings

APPROVED 6-0-2

ASSISTANCE AT THE PUBLIC MEETINGS:

The Fort Worth City Hall and Council Chambers are wheelchair accessible. Access to the building and special parking are available on the south side of the City Hall building to the south of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers or large print, are requested to call 817-392-7844, FAX 817-392-7985, or call TDD 1-800-RELAY-TX at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.



2

B. Translation Cases:

1. BAR-12-123 <u>VICTOR E. AND MARIA GARCIA, by Ricardo Guzman</u>

CD6

4676 Cool Ridge Court

a. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a storage shed encroaching approximately four feet six inches (4'6") into the required five (5) foot rear yard setback, creating an approximate six inch (6") rear yard.

DENIED WITHOUT PREJUDICE 8/0

b. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a storage shed approximately two hundred eighty-eight (288) square feet instead of the maximum allowed two hundred (200) square feet, excessive by approximately eighty-eight (88) square feet.

DENIED WITHOUT PREJUDICE 8/0

c. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a storage shed approximately thirteen feet six inches (13' 6") instead of the maximum allowed eight (8) feet in height, excessive by approximately five feet six inches (5' 6").

DENIED WITHOUT PREJUDICE 8/0

2. BAR-12-145 ROSA | MOYA 3001 Burchill Road

CD5

a. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a carport encroaching approximately five (5) feet into the required five (5) foot side yard setback, creating an approximate zero (0) foot side yard.

MOTION TO APPROVED FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 6/2

b. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a storage shed approximately six hundred seventy two (672) square feet instead of the maximum allowed two (200) hundred square feet, excessive by approximately four hundred seventy two (472) square feet.

MOTION TO APPROVED FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 3/5

c. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a storage shed approximately ten (10) feet in height instead of the allowed eight (8) feet, excessive by two (2) feet in height.

MOTION TO APPROVED FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 3/5

d. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of an arbor that encroaches approximately two (2) feet into the required five (5) foot side yard setback, creating an approximate three (3) foot side yard.

MOTION TO APPROVED FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 6/2

e. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of an arbor in the established front yard where none is allowed.

MOTION TO APPROVED FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 4/4



3

C. Continued Cases:

1. BAR-12-115 <u>VICTOR ALLEN VERSTRAETE</u>

CD3

3476 Wellington Road

a. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a carport encroaching approximately one (1) feet into the required five (5) foot rear yard setback, creating an approximately four (4) foot rear yard.

APPROVED 7/1

b. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a carport encroaching approximately ten (10) feet into the required ten (10) foot side street yard, creating an approximately zero (0) foot side street yard.

APPROVED 7/1

D. New Cases:

1. BAR-12-124 STEPHEN AND JAMI LUEBBEHUSEN

CD9

2015 Wilshire Boulevard

a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a trellis encroaching approximately three (3) feet into the required five (5) foot side yard setback, creating an approximate two (2) foot side yard.

APPROVED 7/1

2. BAR-12-125 ROBERT D. GARCIA

CD9

1016 W. Pafford Street

a. Request a **SPECIAL EXCEPTION** in a "B" Two-Family District to permit the construction of a front yard carport where none is allowed.

MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 0/8

3. BAR-12-126 <u>JOSE AND MARIA SAUCEDO</u>

CD9

1005 Sharondale Street

a. Request a **SPECIAL EXCEPTION** in an "A-5" One Family District to permit the continued use of a five (5) foot open design fence in the front yard.

APPROVED 8/0

b. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of an approximate five foot six inch (5'6") wrought iron fence and gate instead of the allowed five (5) feet in height, excessive by approximately six inches (6") for the wrought iron fence and gate.

APPROVED 8/0



4. BAR-12-127

BETTY J. CARTER
4505 Erath Street

a. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a carport encroaching approximately five (5) feet into the required five (5) foot side yard setback, creating an approximately zero (0) foot side yard.

APPROVED 8/0

5. BAR-12-128 MILES ROBERT SAWYER-WICKER

CD7

4

2208 Thomas Place

a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued construction of an enclosure of a carport eliminating the one (1) parking space behind the front building line.

APPROVED 8/0

6. BAR-12-129 ANGELA B. JAGGEARS, by James Martin, Jr.

CD4

4649 Misty Ridge Drive

a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of an addition to the main residence and garage encroaching approximately seven (7) feet into the required twenty six (26) foot established front yard, creating an approximate nineteen (19) foot front yard.

APPROVED 8/0

7. BAR-12-130 <u>ALEX AND THELMA ESTRADA</u>

CD2

4201 Broken Bend Boulevard

a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a deck encroaching approximately five (5) feet into the required five (5) foot rear setback, creating an approximate zero (0) foot rear yard.

APPROVED 8/0

b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a deck encroaching approximately five (5) feet into the required five (5) foot side setback, creating an approximate zero (0) foot side yard.

APPROVED 8/0

8. BAR-12-131 RED DIRT FAMILY TRUST, by Clete Tr. Aycox

CD7

7900 Malaga Drive

a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued construction of a residence encroaching approximately five (5) into the required (5) foot side yard setback, creating an approximate zero (0) foot side yard.

CONTINUED TO OCTOBER 17, 2012 8/0



9. BAR-12-132 RUBEN AND ABIGAIL GOMEZ

CD8

3445 Avenue C

a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a two-story storage shed approximately thirteen (13) feet in height instead of the maximum allowed nine (9) feet in height, excessive by approximately four (4) feet.

APPROVED 7/1

10. BAR-12-133 AARON AND KATHRYN GRIESHABER

CD9

By Glendarroch Homes LLC

3731 Westcliff Road N.

a. Request a **VARIANCE** in a "B" Two-Family District to permit the continued use of an outdoor fireplace encroaching approximately two feet two inches (2'2") into the required five (5) foot side yard setback, creating an approximate two foot ten inch (2'10") side yard.

APPROVED 8/0

11. BAR-12-134 CHAD AND MARIA C. WOODS

CD5

12716 Oakwood Circle

a. Request a **SPECIAL EXCEPTION** in an "AR" One Family-Restricted District to permit the continued use of a four (4) foot solid wood fence in the projected front yard.

APPROVED 7/1

b. Request a **VARIANCE** in an "AR" One Family-Restricted District to permit the continued use of an approximate six (6) foot solid wood fence instead of the maximum allowed for (4) feet in height, excessive by approximately two (2) feet.

APPROVED 7/1

c. Request a **VARIANCE** in an "AR" One Family-Restricted District to permit the continued use of a storage shed encroaching approximately two (2) feet into the required five (5) foot rear yard setback, creating an approximate three (3) foot rear yard.

APPROVED 7/1

d. Request a **VARIANCE** in an "AR" One Family-Restricted District to permit the continued use of a storage shed encroaching approximately two (2) feet into the required five (5) foot side yard setback, creating an approximate three (3) foot side yard.

APPROVED 7/1

12. BAR-12-135 <u>P. & C. DEVELOPMENT LLC</u>

CD9

3725 W. 5th Street

a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of a new residence encroaching approximately six (6) feet into the required thirty one (31) foot front yard, creating an approximate twenty five (25) foot front yard.

APPROVED 7/1

5



6

13. BAR-12-136

JAY R. AND SHANNON A.K. KIZER, by Mike Turner

CD3

2912 Simondale Drive

a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a detached garage with living quarters that encroaches approximately five (5) feet into the required five (5) foot side yard setback, creating an approximate zero (0) foot side yard.

APPROVED 8/0

14. BAR-12-137

LUIS FERNANDO BIZUETO ROSAS

CD9

3809 S. Main Street

a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a front yard carport where none is allowed.

APPROVED 8/0

15. BAR-12-138

KEITH VAN METER, by John Askew Homes

CD9

3600 Westcliff Road N.

a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a four (4) foot solid wood fence in the projected front yard.

APPROVED 8/0

b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an approximate eight (8) foot solid wood fence instead of the maximum allowed four (4) feet in height, excessive by approximate four (4) feet.

APPROVED 8/0

c. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a residence encroaching approximately thirty nine feet ten inches (39'10") into the required fifty (50) foot projected front yard, creating an approximate ten foot two inch (10'2") front yard along Alton Road.

APPROVED 8/0

d. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of swimming pool that encroaches approximately forty five (45) feet into the required fifty (50) foot projected front yard, creating an approximate five (5) foot front yard along Alton Road.

APPROVED 8/0

16. BAR-12-139

STUART A. AND BEVERLY BALCOM, by Sam Swingle

CD9

2719 Cockrell Avenue

a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of a pool encroaching approximately four (4) feet into the required ten (10) foot side street yard, creating an approximate six (6) foot side street yard.

APPROVED 8/0



17. BAR-12-140

RANDALL J. GRAHAM, by R.J. Designs

CD5

2836 Major Street

a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an approximate ten (10) foot solid wood fence instead of the maximum allowed eight (8) feet in height, excessive by approximately two (2) feet.

APPROVED 8/0

18. BAR-12-141 DOUGLAS F. DRY, by Craig Pruitt Restorations

CD7

5637 El Campo Avenue

a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a pergola encroaching approximately five (5) feet into the required five (5) foot rear yard setback, creating an approximate zero (0) foot rear yard.

APPROVED 8/0

b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a pergola encroaching approximately ten (10) feet into the required ten (10) foot side street yard setback, creating an approximate zero (0) foot side street yard.

APPROVED 8/0

19. BAR-12-142 <u>YESSICA MEDRANO</u>

CD2

3015 Loving Avenue

a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of the land for a large animal on a lot that is approximately six thousand five hundred (6,500) square feet in area instead of the required ten (10) thousand square feet of pasture land and without having the required one half (1/2) acre of contiguous land and with the large anima being kept within fifty (50) feet of a regulated structure.

DENIED 8/0

20. BAR-12-143 THOMAS M. HOLUB 3417 Brady Avenue

CD3

a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an enclosure of the garage eliminating the one (1) parking space behind the front building line.

APPROVED 8/0

7



21. BAR-12-144 <u>DOUGLAS E. AND DEBORAH CUSSON</u>

CD4

4021 Appleyard Drive

a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a second garage where only one (1) garage is allowed.

APPROVED 8/0

b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a storage shed that is approximately thirteen (13) feet instead of the allowed eight (8) feet in height, excessive by approximately five (5) feet.

APPROVED 8/0

22. BAR-12-146 NATHAN AND LIANA RANDEL, by Archie Crow

CD9

3617 Park Hill Drive

a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a detached garage with living quarters that is approximately twenty two (22) feet in height instead of the allowed thirteen feet two inches (13'2") in height, excessive by approximately eight feet ten inches (8'10") taller than the primary residence.

APPROVED 8/0

III. ADJOURNMENT: 4:35 P.M.

8